



**Lucy Boardman** (Formerly Lloyds Bank) -

**Ross Mortgage Services** have a wealth of experience in the highly competitive area of mortgage rates and product availability. We can arrange a mortgage appointment with our mortgage advisor to discuss your requirements. As an **independent** Mortgage Broker we are not tied to a limited range of **mortgage products** but we can give you advice on the whole market ensuring you receive the best advice. We take the time to understand our client's needs, lifestyles and **financial** circumstances to find the mortgage that suits you right now and in the future. With thousands of different mortgages available we will find one to suit you. **Expert** independent **advice** now will benefit you for the lifetime of your mortgage and could save you time and money. For further information **call our offices** ask our accompanied viewer and they will be more than happy **to make your appointment** to suit you.

General

Within the particulars mention has been made of power points, possibly central heating systems and appliances within the property. In accordance with the Estate Agency Act 1979 we advise that none of the appliances, power points or heating systems have been tested by this office prior to sale. All measurements are approximate.

When viewing properties offered for sale through W. G. Ross and Company Limited, it can often be of assistance to ascertain the marketable value of your own property and the staff of Ross Estate Agencies will be pleased to visit your home, without obligation, to give helpful advice regarding the transfer and purchase of property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>	34	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

#### Tenure

Leasehold

#### Council Tax Band

A

#### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**ROSS** Estate Agencies

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Residential Sales Residential Lettings Commercial Sales & Lettings



**Albert Street | Barrow-in-Furness | LA14 2JB**

**Asking Price £52,000**

- Calling All Landlords/Investors
- Top Floor Leasehold Flat
- Ideal Rental Investment
- Communal Entrance/Stairs/Landing
- Spacious Lounge, Kitchen
- 2 Bedrooms, Bathroom
- Double Glazing, Electric Heating
- Popular Location Close To BAE
- Lease 999 Years, Service Charge £90 PCM
- Council Tax Band A





## Property Description

Calling All Landlords/Investors!!!

We are bringing to the market this leasehold top floor flat in a popular location close to local amenities, transport links and BAE. The property comprises of communal entrance hallway, landing, stairs to the top floor, entrance hallway giving access to spacious lounge, kitchen, bathroom and 2 bedrooms. The property benefits from electric heating, double glazing and is being sold with vacant possession. The property is a leasehold flat, has a lease of 999 years and has an extra service charge/current maintenance of £90 pcm.

### SERVICES

Electric, Water, Telephone and Drainage

### COMMUNAL HALLWAY

Stairs to top floor and door to hallway

### HALLWAY

2 storage heaters and doors to -

### LOUNGE

**14' 10" x 16' 7" (4.54m x 5.08m)**

Double glazed windows, 1 storage heater, 1 electric heater, storage cupboard and door to kitchen

### KITCHEN

**6' 1" x 9' 1" (1.86m x 2.78m)**

Wall and base storage units with worktops to compliment, inset stainless steel sink unit with taps, freestanding cooker and plumbing for washer

### BEDROOM 1

**10' 11" x 11' 1" (3.34m x 3.39m)**

Double glazed window and wall heater

### BEDROOM 2

**7' 6" x 6' 8" (2.30m x 2.04m)**

Double glazed window and wall heater

### BATHROOM

### VIEWINGS

Key accompanied

### AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 + VAT  
 \*\*This is non refundable once the AML check has been carried out\*\*

